

**pedestrian amenity and visual form as well as the manner in which entrances and gateways to the downtown are to be treated.**

Detailed design guidelines are provided for each policy element set forth below dealing with streetscape materials and furnishings further enhance and complete the streetscape policy framework. These include statements dealing with the palette of streetscape paving materials, location of special planting areas, lighting, paving and street furniture.

**4.4.2 Downtown Boulevard Policy. El Camino Real from Middle Avenue to Broadway and Ralston Avenue from Hiller Avenue to Sixth Avenue shall be developed as the visually prominent, evergreen boulevards of the downtown as roadway improvements are phased over time.**

**Design Guidelines.** The intent is to achieve a continuous wall of evergreen street trees along property frontages, and a landscape median where possible and as required for traffic control. The boulevard cross section elevation illustrated below demonstrate the ultimate street right-of-way treatment which should be achieved through development of El Camino Real and Ralston Avenue over time in conjunction with traffic improvement upgrades. The following boulevard design guidelines set forth the design intent for right-of-way treatment, street trees and plant materials, and street lighting.

1. **Right-of-Way Treatment.** The El Camino and Ralston Avenue right-of-way should include landscape medians as described in the Circulation Element, Interim Improvements. Fronting sidewalks may be less than 8 feet in width, and street trees may be established in planters within the parking lane rather than the sidewalk to allow establishment of continuous street trees. (This treatment is similar to the approach taken by the City of Palo Alto along University Avenue within the downtown.)
2. **Street Trees.** Street trees are to be large, broad canopied, round-headed evergreens such as cork oak (*Quercus suber*) or evergreen oak (*Quercus agrifolia*) planted approximately 25 to 30 feet on center. The wider portions of medians should have a ground plane of flowering ground cover, and narrow aisles should contain flowering low shrubs. Trees such as crepe myrtle or flowering fruit trees should be used for accent at median beginning and end points. Within the main body of the median, the same broad canopied evergreen trees used along the sidewalk edge should be installed.
3. **Street Lighting.** Street lighting at the sidewalk should be a distinctive fixture for the downtown district compatible with the architectural treatment theme. The fixture may have an old-fashioned character such as the streetlights along Market Street in San Francisco (comparable fixtures include the National Series by Union Metal or those by Visco). Within the El Camino Real median, tall dual cobra-head fixtures (PG&E standard) mounted on single poles at appropriate intervals to meet Caltrans standards should light both sides of the roadways. All light poles should be painted a deep gun-metal blue.